015.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,053,000 / 1,053,000
					USE VALUE:	1,053,000 / 1,053,000
					ASSESSED:	1,053,000 / 1,053,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
147		THORNDIKE ST EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARMA NEAL K & LOGAN A
Owner 2:	
Owner 3:	
Street 1:	107 1/2 INMAN ST #1
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	WITTENBORG ANYA -
Owner 2:	-
Street 1:	147 THORNDIKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,124 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1882, having primarily Vinyl Exterior and 2056 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	10124.000	484,800	18,200	550,000	1,053,000
Total Card	0.232	484,800	18,200	550,000	1,053,000
Total Parcel	0.232	484,800	18,200	550,000	1,053,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.16 | /Parcel: 512.1

Legal Description

User Acct 11178

GIS Ref

GIS Ref

Insp Date 05/11/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 015.0-0001-0001.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	484,800	18200	10,124.	550,000	1,053,000	1,053,000	Year End Roll	12/18/2019
2019	104	FV	384,300	18700	10,124.	584,400	987,400	987,400	Year End Roll	1/3/2019
2018	104	FV	384,300	18700	10,124.	426,300	829,300	829,300	Year End Roll	12/20/2017
2017	104	FV	433,000	18700	10,124.	371,300	823,000	823,000	Year End Roll	1/3/2017
2016	104	FV	433,000	18700	10,124.	316,300	768,000	768,000	Year End	1/4/2016
2015	104	FV	360,800	19000	10,124.	309,400	689,200	689,200	Year End Roll	12/11/2014
2014	104	FV	360,800	19000	10,124.	254,400	634,200	634,200	Year End Roll	12/16/2013
2013	104	FV	373,800	19000	10,124.	242,000	634,800	634,800		12/13/2012

PRINT

Date	Time
12/10/20	16:59:09

LAST REV

Date	Time
11/16/20	09:48:24

jorourke

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WITTENBORG ANYA	68628-470		12/20/2016		800,000	No	No		
MURPHY BRIAN/TR	40260-624		8/1/2003		517,500	No	No		
FULCINITI PASQU	33754-475		10/1/2001		475,000	No	No		
FULCINITI PASQU	29122-141		9/22/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2006	240	Addition	60,000			G9	GR FY09	26x12 1 STY ADD TO
6/23/2005	537	Redo Bat	5,000					
9/14/2004	1027	Det. Gar	8,000	C		G6	GR FY06	BUILD 30X30 GAR
8/26/2004	789	New Wind	2,500					skylight
6/17/2004	514	Demo gar	2,500					INSTALL CONCRETE P

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2020	Mail Update	JO	Jenny O
5/11/2009	Measured	372	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
3/28/2005		BR	B Rossignol
10/5/2003	MLS	HC	Helen Chinal
12/5/2001	MLS	HC	Helen Chinal
9/30/1999	Meas/Inspect	267	PATRIOT
8/13/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		10124		Sq. Ft.	Site		0	80.	0.68	1			Road Co	-5					550,030						550,000	

Total AC/HA: 0.23242 | Total SF/SM: 10124 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 550,030 | Spl Credit | Total: 550,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1882	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G9	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	21		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.16070032
Const Adj.:	0.99000001
Adj $ / SQ:	183.855
Other Features:	140000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595578
Depreciation:	110777
Depreciated Total:	484800

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

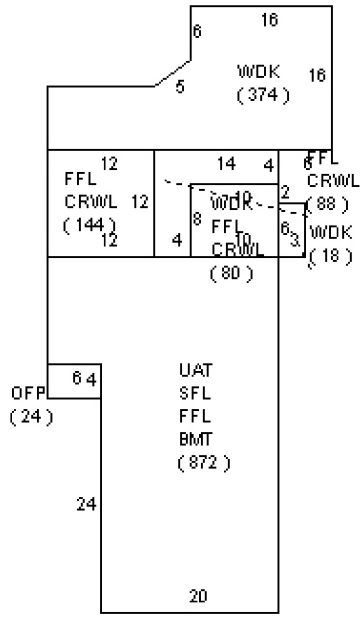
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.85
Special Features:	0	Val/Su Net:	122.61
Final Total:	484800	Val/Su SzAd	235.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,184	183.850	217,684
BMT	Basement	872	55.160	48,096
SFL	Second Floor	872	183.850	160,322
WDK	Deck	472	8.040	3,794
CRWL	Crawl Space	312	27.580	8,604
UAT	Upper Attic	218	73.540	16,032
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	3,954	Total:	455,576
Size Ad	2056	Gross Are	4608	FinArea 2056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

015.0-0001-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	30X30	G	GD	2004	22.22	T	9	104			18,200			18,200

More:	N	Total Yard Items:	18,200	Total Special Featues:		Total:	18,200